

**TOWN OF HILTON HEAD ISLAND
THE DESIGN REVIEW BOARD**

Marvin Caretsky, *Chairman*
W. Thomas Parker, Jr., *Vice Chairman*
Ted Behling
Jennifer Moffett
Galen Smith
Scott Sodemann
Todd Theodore



AGENDA

Tuesday, April 13, 2010

1:15pm – Benjamin M. Racusin Council Chambers

- I CALL TO ORDER
- II ROLL CALL
- III FREEDOM OF INFORMATION ACT COMPLIANCE
- IV APPROVAL OF AGENDA
- V APPROVAL OF MINUTES – March 23, 2010
- VI STAFF REPORT
- VII BOARD BUSINESS
- VIII UNFINISHED BUSINESS
 - None
- IX NEW BUSINESS
 - A. Minor External Change
 - 1. Asian Bistro
 - B. Addition-Alteration
 - 1. Edgewater Pool
- X APPEARANCE BY CITIZENS
- XI ADJOURNMENT

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, March 23, 2010 Meeting **DRAFT**
1:15pm □ Benjamin M. Racusin Council Chambers

Board Members Present:	Chairman Marvin Caretsky, Vice Chairman Tom Parker, Jennifer Moffett, Scott Sodemann and Todd Theodore
Board Members Absent:	Galen Smith and Ted Behling
Council Members Present:	None
Town Staff Present:	Mike Roan, Urban Design Administrator Sally Krebs, Natural Resources Administrator Heather Colin, Development Review Administrator Richard Spruce, Plans Review Administrator Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

Chairman Caretsky called the meeting to order at 1:15pm.

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

IV APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

V APPROVAL OF THE MINUTES

The minutes of the March 9, 2010 meeting were **approved** as presented by general consent.

VI STAFF REPORT

Mr. Roan presented an update regarding the upcoming dedication ceremony at Compass Rose Park. A bronze statute of Charles Fraser with the alligator will be unveiled on Saturday, April 17, 2010. Invitations to the event are forthcoming.

VII BOARD BUSINESS

Due to a three-week break in the DRB's meeting schedule, the next Board meeting will be held on April 13, 2010.

VIII UNFINISHED BUSINESS

Aqua Grill

Mr. Roan presented a brief review of the application. The Board approved the project conceptually on February 23, 2010. At that time the Board requested scale drawings of all construction details. The applicant has responded to that request. Mr. Roan and the Board reviewed the final drawings for the expansion of the deck, the trellis, and the expansion of the fence. All of the colors and

materials will match the existing. The project will have an entirely new green and white canvas awning that will match the existing. The staff recommended approval as submitted. The Board discussed the project and agreed with staff's recommendation. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Theodore made a **motion to approve** the Aqua Grill application as presented today with the condition that all finishes on the railing, the trellis, and the awning shall match the existing. Vice Chairman Parker **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Mr. Theodore recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest form was completed and attached to the record.)

Bluewater Resort - Deck

Mr. Roan presented a brief review of the project. Board action on this application was tabled on March 9, 2010 due to the Board's need for additional information. The Board requested that the applicant define the ~~temporary structure~~. The Board further requested that the overhang of the shade structure be increased so that it matches the pier head (this has been accomplished). In addition, the Board requested additional details on the fish cleaning station, the cabinets, and the landscape plan.

Mr. Roan stated that today's landscape plan includes the addition of more native plant material as previously requested. The Board and the staff discussed the ~~temporary~~ structure, the increased overhangs, and the landscape plan. Staff stated that all of the landscape material needs to be moved back within the setback line. At the completion of the discussion, Chairman Caretsky requested that the applicant make his presentation.

Mr. Charlie Halterman, Construction Manager with Spinnaker Resorts, presented statements in support of the application. The applicant reported that the fish cleaning station has been deleted from the plan. The applicant reviewed the ~~temporary structure~~, the increased overhangs, the cabinets, the countertop material, the pool, and landscape plan. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion to approve** the Bluewater Resort application as presented with the following condition: (1) the applicant shall move all of the landscape material back within the setback line as discussed. The same quantities and sizes of plant material are included. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 4-0-1.

IX NEW BUSINESS

Hilton Head Pizza Company New Development Conceptual

Mr. Roan introduced the application and stated its location. The staff feels that the building is very appropriate for the applicant; however, more consistent detailing around the entire structure would bring the project more in line with the Town's *Design Guide*. Mr. Roan reviewed the elevations, the facades, the stucco, the roof, the windows, and the false shutters. The staff believes that the quality of materials of the entry door and louvers should extend to the window trim and false shutters to bring more natural material to the building. The applicant has made nice use of the patio at the most visible elevation. A very nice color palette is proposed for the project.

Staff believes that the site plan integrates itself well with the neighboring site; however, it completely turns its back architecturally on the same neighbor (a gift shop). The level of detailing on the entry facade at the bathroom element might benefit the street front elevation of the same element experienced upon entry.

The applicant's landscape plan is highly conceptual and, therefore, difficult to recommend or deny. The forms and types labeled are appropriate functionally; however, a formal landscape plan with a complete schedule of materials will be required at final review.

The Natural Resources Division recommends that mostly native plant material be used in the final landscape plan. The staff and Board discussed concern with the building's blank facade (the one facing the neighboring gift shop). The facade is too plain and is in need of additional articulation. The applicant plans to install a thick hedge to screen the blank facade; however, this is probably not an effective solution. At completion of the staff's presentation and Board discussion, Chairman Caretsky requested that the applicant make his presentation.

Mr. Rick Clayton, with Group 3 Architects, presented statements in support of the application. The applicant reviewed their plans with the Board. The applicant and the Board discussed the proposed hedge and the option of using faux windows instead.

The Board and the applicant reviewed the color palette including the color and finish of the low slope roof. They also reviewed the parking arrangements, the walkway, the porch, and the landscape plan. The applicant will provide a complete landscape plan at final review. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion to approve** the Hilton Head Pizza Company Conceptual application as discussed with the following conditions: (1) the applicant shall study the blank facade on the right hand side of the building along with the front facade of the bathroom as discussed. (2) The applicant shall provide additional details on the flat roof material; (3) the applicant shall provide additional details on the lighting; (3) the applicant shall provide a complete landscape plan detailing all of the plant material. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

AT&T Mobility □Addition/Alteration

Mr. Roan introduced the application and stated the two locations (111 Arrow Road and 99 Sea Pines Drive). Both are co-location of new antennae on existing towers. Mr. Roan reviewed all of the installation details. The staff recommended approval. The Board discussed the application and agreed with the staff's recommendation. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion to approve** the AT&T Mobility Co-location application for both locations - 111 Arrow Road and 99 Sea Pines Drive as presented. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Vice Chairman Parker recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest form was completed and attached to the record.)

King Street Grill Addition/Alteration

Mr. Roan introduced the application and stated its location. The applicant is proposing to renovate the old Rider's Lounge building. Mr. Roan provided a visual review of all revisions for both the building and the parking lot. The interior of the building will receive a complete facelift. The roof over the existing entrance of the building will be removed and reconfigured to create a wrap around low country porch element.

A new main entrance will be created on the side facing Palmetto Bay Road. The existing windows will be replaced with new storefront windows. The outside deck will remain unchanged and the existing stairways will remain. The second floor will be expanded by 270 sq. ft. and a new handicap ramp will be added. New topping and stripping is planned for the parking area. The asphalt will be removed in order to create two landscape islands for trees.

Mr. Roan reviewed the color palette, the stucco, the brick, and the metal components. The stucco will be Sandalwood and the brick will be Savannah Grey. The applicant would like to paint the metal components black. The staff believes that the color black is inappropriate and inconsistent with the Town's *Design Guide*. The metal components should be painted dark bronze (or an equivalent nature-blending alternative) instead of black.

Mr. Roan reviewed the proposed landscape plan. The staff recommended that more native plant material be used in the landscape plan. Wax myrtle saw palm, full-size yaupon holly, native witch hazel, and Spartina bakeri are all good replacements for the non-native plant material shown on the plan. Approval for the removal of an existing sweet gum tree must be obtained from the Natural Resources Division prior to removal of the tree. Staff recommended that the applicant rearrange the landscape plants located on the left side of the entrance drive to better preserve the roots of existing trees.

The Board complimented the quality of the project. The proposed plan will be a huge improvement to the existing site. The Board discussed the color palette, the materials, the wrap around low country porch element, the main entrance, and the landscaping plan. At the completion of the discussion, Chairman Caretsky requested that the applicant make his presentation.

Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. The Board and the applicant discussed the existing structure, the proposed revisions, parking arrangements, and the landscape plan. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion to approve** the King Street Grill application with the following conditions: (1) the applicant shall change the color of all metal components from black to dark bronze as recommended today; (2) the Natural Resources Department shall approve the landscape plan. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 4-0-1.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:30pm.

Submitted By:

Kathleen Carlin
Administrative Assistant

Approved By:

Marvin Caretsky
Chairman

DESIGN TEAM/ DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB),
and do not constitute DRB approval or denial*

PROJECT	Asian Bistro		DRB#	DR100018
DATE	4/13/2010	RECOMMEND APPROVE	RECOMMEND APPROVE W/COND.	RECOMMEND DENY

ARCHITECTURAL DESIGN

Awning as sign(s). No copy is allowed on any element of an awning except for the fascia. Black has no relation to any color on the building. Another feature attached to two elevations that need to be uncluttered, rather than made more complicated

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms and details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		
Decorative lighting is limited		

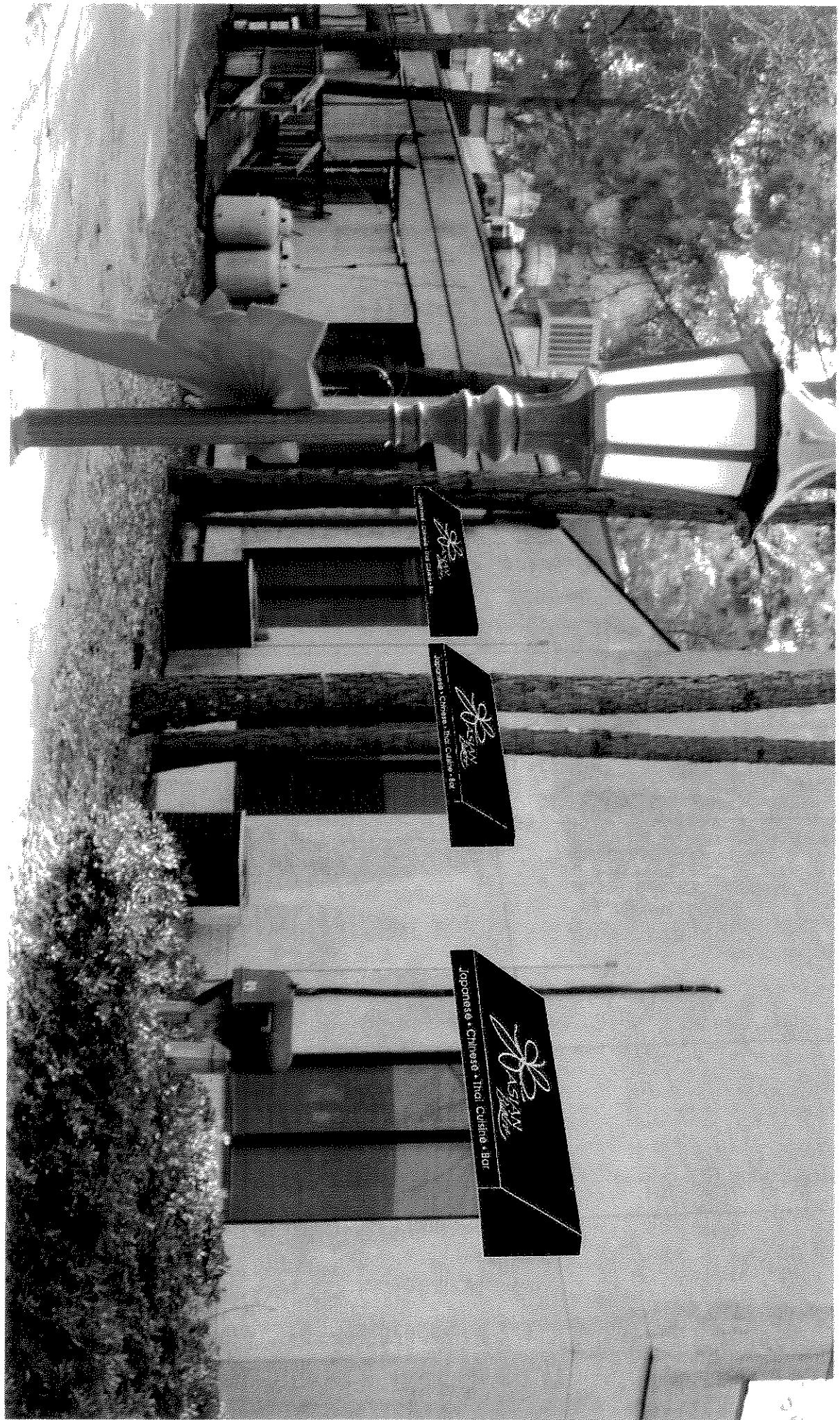
and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		
LANDSCAPE DESIGN		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and		

location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

NATURAL RESOURCES PROTECTION

MISCELLANEOUS COMMENTS/QUESTIONS





Town of Hilton Head Island
Design Review Board-Alterations/Additions
April 13, 2010

Project Narrative for Edgewater Swimming Pool Addition

The existing Edgewater community is located on Marshland Road and backs up onto Broad Creek. Edgewater is divided into two parcels, consisting of 7.6 acres (including the clubhouse & tennis facility) owned by the property owner's regime and approximately 16 acres (including the existing pool) that has recently been foreclosed by the bank. The property owners do not have access to the existing pool and are requesting approval to add a new swimming pool and deck behind their existing clubhouse and tennis facility.

The existing clubhouse and tennis facility is located near the Marshland Road entrance and is surrounded by wooded edges and a solid fenced perimeter. The proposed swimming pool location is adjacent to the existing clubhouse, well within the existing property boundary and will have the tennis courts to the north with existing parking to the south side, and a buffer at the rear that backs up to an existing solid wood fence. The proposed pool area is currently covered with lawn on half the site and small trees on the remaining portion (see photos and plans). An existing landscape planter surrounding a large existing pine tree will remain and become integral to the pool landscaping. There are no wetlands within the proposed pool area and existing utilities/storm drainage will service the new facility.

The proposed pool is approximately 1,151 square feet, with 3,190 square feet of sunning deck. The pool will have a tiled perimeter edge with coping and concrete sunning deck with a stucco/synthetic cool surface finish treatment. The pool planter wall will match existing planter walls around the clubhouse and pavement grades will meet flush with the exiting clubhouse walkways. The perimeter of the pool will include native/naturalized landscaping and a 4' high black ornamental metal barrier fence (to match entrance gate and surround bollard lights). The pool will include underwater accent lighting and low level landscape lighting.

The property owner's regime will own and maintain the new swimming pool facility.

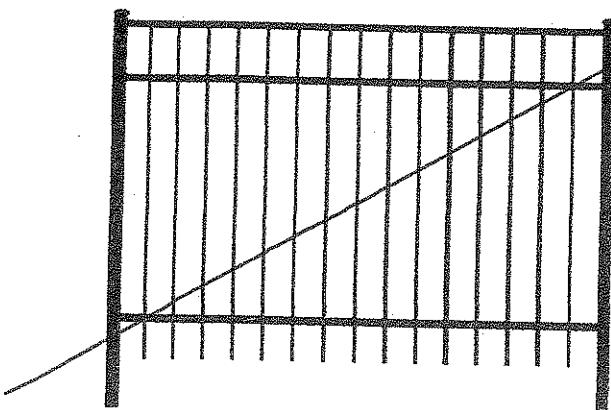




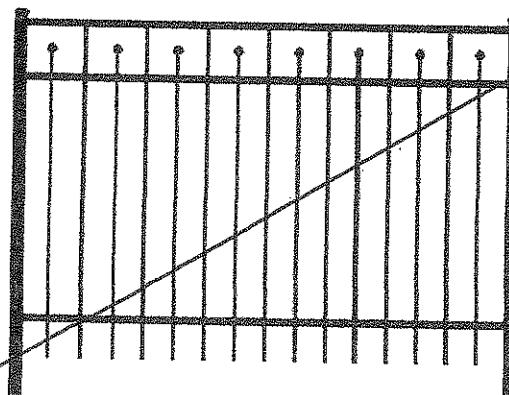


Fence Styles: Classic, Wilmington, Blue Ridge, & Chicago

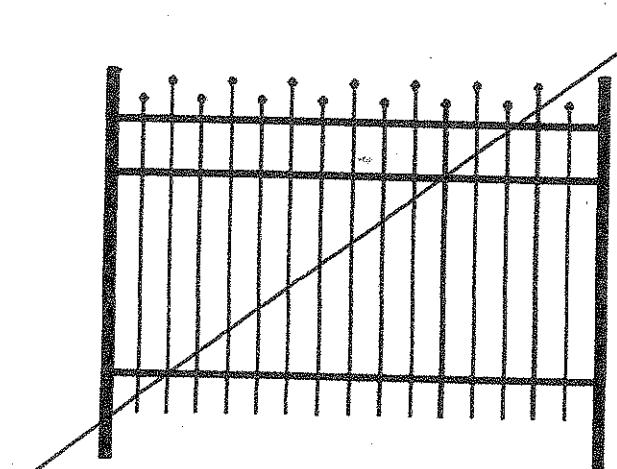
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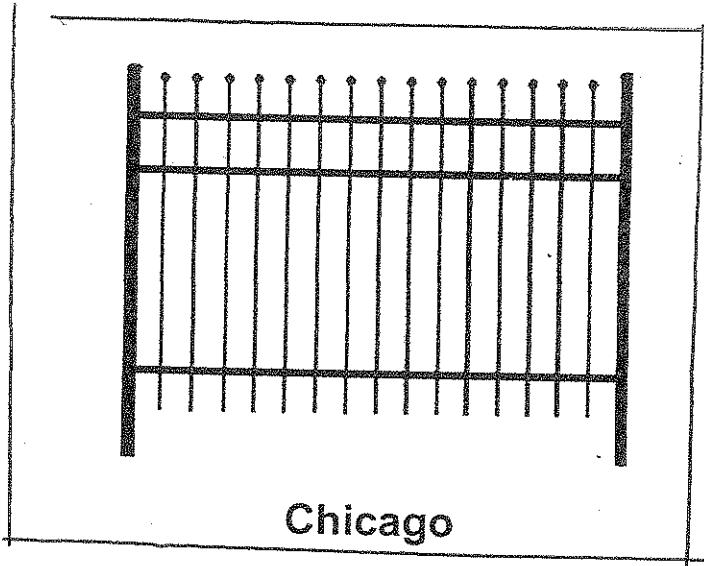
Classic



Wilmington



Blue Ridge



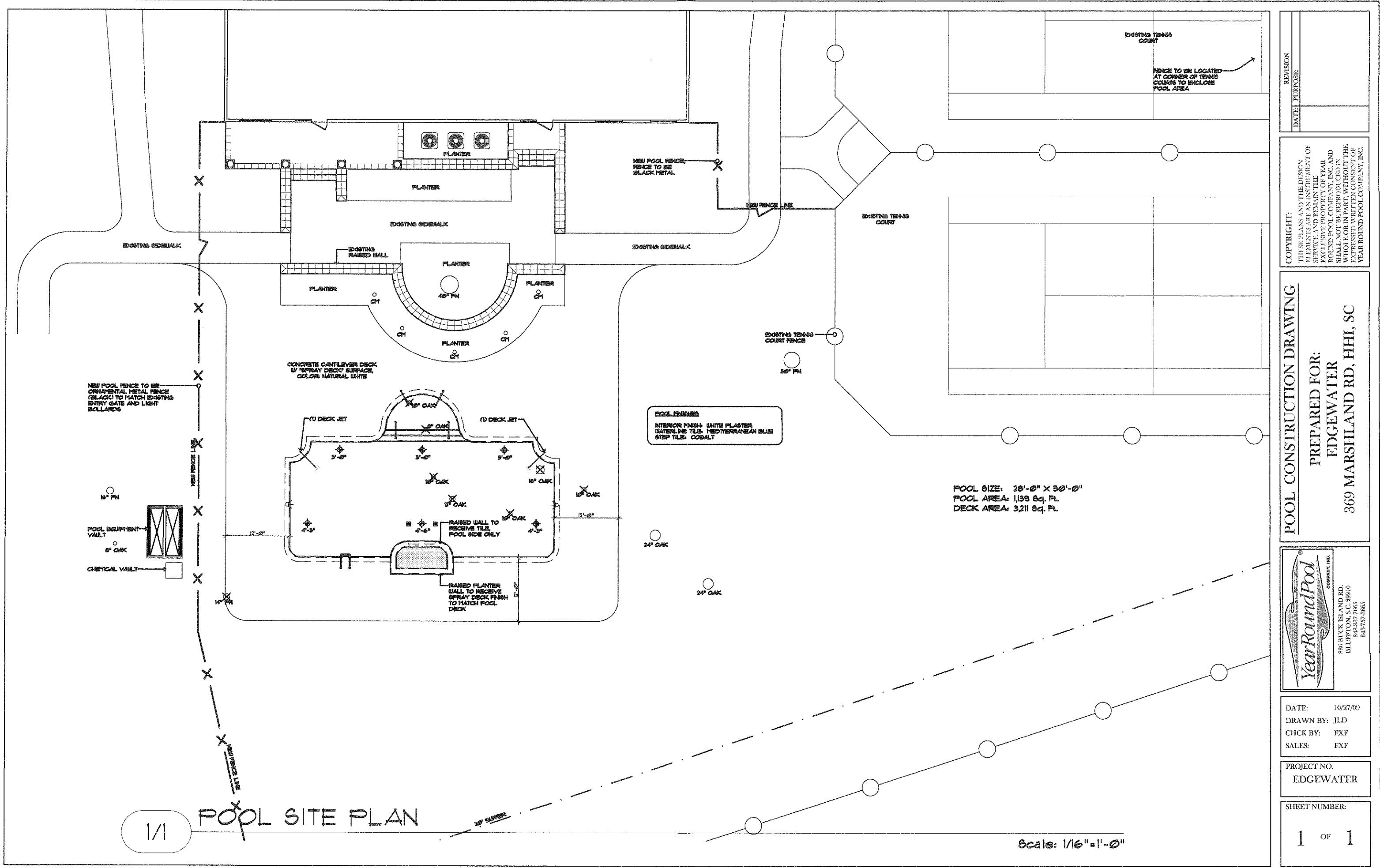
Chicago

★ Edgewater
Fence Style

Rail = 1" x 1"

Picket = 5/8" x 5/8"





DESIGN TEAM/ DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB),
and do not constitute DRB approval or denial*

PROJECT	Edgewater Pool	DRB#	DR100017				
DATE	4/13/2010	RECOMMEND APPROVE	<input type="checkbox"/>	RECOMMEND APPROVE W/COND.	<input checked="" type="checkbox"/> X	RECOMMEND DENY	<input type="checkbox"/>

ARCHITECTURAL DESIGN

- No detail on the vaults
- No cut sheet on fence, but is to match existing
- Plan would seem to indicate a formal coping but no material is given
- No height or detail provided on planter wall
- Finish on planter wall should match finish on existing planter and building- not white
- Wall cap on new planter should match existing (brick)
- Proposed decking finish could tone down in keeping with the building finishes and still keep surface heat down. Pure white is a little discordant with the design guide
- Symmetrical pool doesn't align with the symmetrical planter, although it does with the existing sidewalk by the building. While disorienting in plan view, it does save a large oak, which is in keeping with the Design Guide

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms and details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		

Windows are in proportion to the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		
Decorative lighting is limited and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project	Y	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	Y	
Landscape is designed so that it may be maintained in its natural shape and size	Y	
Preserves a variety of existing native trees and shrubs	Y	
Provides for a harmonious setting for the site's structures, parking areas or other construction	Y	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	Y	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	Y	
A variety of species is selected for texture and color	Y	
Provides overall order and continuity of the Landscape plan	Y	
Native plants or plants that have historically been prevalent on the Island are utilized	Y	
A variety of sizes is selected to create a "layered"	Y	

appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	Y	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	Y	
Proposed groundcovers are evergreen species with low maintenance needs	Y	
Large grassed lawn areas encompassing a major portion of the site are avoided	Y	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	Y	
Ornamentals and Annuals are limited to entrances and other focal points	Y	

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		If the 40 inch pine shown in the existing planter on the site plan is truly a specimen tree, additional adjustments to the plantings and pool deck may be required at the time of development review.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS